025.0	0005	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	998,900 / 998,900
					USE VALUE:	998,900 / 998,900
					ASSESSED:	998,900 / 998,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALLORAN JANET M
Owner 2:	
Owner 3:	
Street 1:	216 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALLORAN JANET M/TRUSTEE -
Owner 2:	JANET M HALLORAN TRUST -
Street 1:	216 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2751 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	542,900		456,000	998,900
Total Card	0.115	542,900		456,000	998,900
Total Parcel	0.115	542,900		456,000	998,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.08 /Parcel: 363.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 16958
GIS Ref
GIS Ref
Insp Date 09/09/17

!2079!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	542,900	0	5,000.	456,000	998,900		Year end	12/23/2021
2021	104	FV	517,800	0	5,000.	456,000	973,800		Year End Roll	12/10/2020
2020	104	FV	517,900	0	5,000.	456,000	973,900	973,900	Year End Roll	12/18/2019
2019	104	FV	384,300	0	5,000.	484,500	868,800	868,800	Year End Roll	1/3/2019
2018	104	FV	384,300	0	5,000.	353,400	737,700	737,700	Year End Roll	12/20/2017
2017	104	FV	360,000	0	5,000.	307,800	667,800	667,800	Year End Roll	1/3/2017
2016	104	FV	360,000	0	5,000.	262,200	622,200	622,200	Year End	1/4/2016
2015	104	FV	319,900	0	5,000.	256,500	576,400	576,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:00:56

LAST REV

Date	Time
12/17/19	15:29:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2079

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLORAN JANET	73700-302	1	11/22/2019	Convenience	1	No	No		
HALLORAN JANET,	68550-105		12/7/2016	Convenience	1	No	No		
HALLORAN JANET	26276-292		4/30/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	16958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Inspected	189	PATRIOT
4/17/2009	Missed Appt.	163	PATRIOT
2/23/2000	Inspected	276	PATRIOT
12/5/1999	Missed Appt.	256	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAYN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06766105
Const Adj.:	0.98980200
Adj $ / SQ:	190.219
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666962
Depreciation:	124055
Depreciated Total:	542907

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

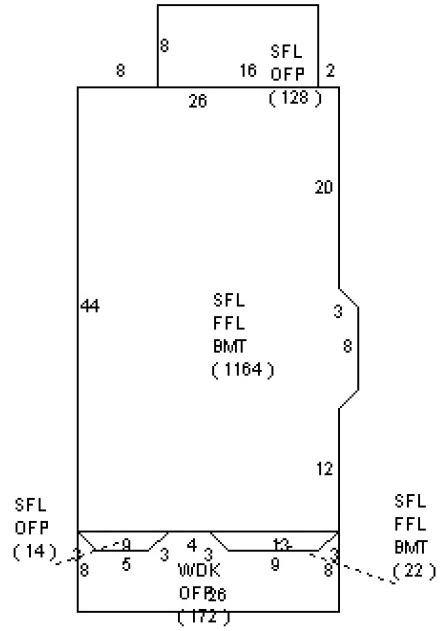
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.22
Special Features:	0	Val/Su Net:	129.69
Final Total:	542900	Val/Su SzAd	215.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,328	190.220	252,611
BMT	Basement	1,186	64.480	76,478
FFL	First Floor	1,186	190.220	225,600
OFP	Open Porch	314	21.530	6,761
WDK	Deck	172	11.690	2,011

Net Sketched Area:	4,186	Total:	563,461
Size Ad	2514	Gross Area	4186	FinArea	2751
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	